



We Are Columbia

MEMORANDUM

TO: Planning Commission

From: John Fellows, Planning Administrator

CC: Krista Hampton – Planning and Development Services Director
Kate Pearce - Land Design
Meg Nealon – Land Design

Date: February 24, 2014

RE: Devine St. /Ft. Jackson Blvd Commercial Node Plan
Proposed Language change for Plan and Resolution

At the February 17th Planning Commission Special Meeting staff was given direction by the Planning Commission to prepare an option for adding language or a paragraph to the planning document that would clarify that the implementation strategies were recommendations and that further study would be needed as well as to note that further consultation regarding the implementation strategies should be considered by the Planning Commission.

As such, City Staff and the Land Design staff have developed proposed language. The proposal is broken into two summaries below for changes to the document and those for the resolution.

Changes and Modifications to the Planning Document.

- A. Change “Recommendations” to “Implementation Strategies” to more closely align with state statute wording.
- B. Within the paragraph at the top of page 25 that begins with The Plan Concepts ... and ends with responsible for implementation.” Add the following at the end:

The Planning Commission considers the implementation strategies, time frames, and responsibilities contained in this portion of the document as recommendations, which may be considered at various stages of implementation of this plan. Such strategies should be investigated further at the time of consideration during implementation. The strategies contained within the document are strategies that may or may not be the best solutions as over time as new technologies and best practices develop, thus they are intended to be a platform for further exploration. The Planning Commission requests further consultation regarding the implementation strategies of this plan over time.

Changes and Modifications to the Resolution

Resolution No.:2014-***
Planning Commission

Devine Street/Ft. Jackson Commercial Node Plan

WHEREAS, the City of Columbia Planning Commission and community at large recognize the value of planning for future development and growth;

WHEREAS, the City of Columbia Planning and Development Services Department Division guided the visioning and creation of the Devine Street/Ft. Jackson Commercial Node Plan, and;

WHEREAS, the City of Columbia Planning Commission and Planning Staff worked to guide and investigate, the existing conditions, and;

WHEREAS, the Planning Department has engaged the public and solicited feedback through a steering committee, public meetings, and public outreach events throughout the planning process, and;

WHEREAS, the City of Columbia Planning Commission has provided input, recommendations and implementation strategies in response to the public input and findings;

WHEREAS, the Devine Street/Ft. Jackson Commercial Node Plan include the comprehensive planning elements of inventory of existing conditions, a statement of needs and goals, implementation strategies with time frames, specific objectives, steps and strategies for accomplishing the objectives, and the person or organization who will take the items, in addition the plan includes population economic development, natural resources, cultural resources community facilities, housing, land use, transportation and priority investment elements as required under SC Code 6-29-510.

WHEREAS, the Planning Commission considers the implementation strategies, time frames, and responsibilities contained in the latter half of the document as recommendations which may be considered at various stages of development of this plan. Such strategies should be investigated further at the time of consideration during implementation portion of the plan.

WHEREAS, the Planning Commission request further consultation regarding implementation strategies of this plan;

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City Columbia this, the ____ day of _____, 2014, that the Devine Street/Ft. Jackson Commercial Node Plan, be recommended for approval to City Council.

AND BE IT FURTHER RESOLVED that the City of Columbia Planning Commission should periodically review the Devine Street/Ft. Jackson Commercial Node Plan,

Requested by:

Planning Administrator _____

Planning Commission Chair

Approved by:

Planning and Development Services Director

Approved as to form:

ATTEST:

Summary of Planning Process, Plan, and Future Steps

The Planning and Development Services Department is pleased to present a final draft of the *Devine Street / Fort Jackson Commercial Node Plan*. This memo serves as a formal introduction to the plan.

Introduction

The Devine Street/Ft. Jackson Blvd Area has been at the top of the land use planning conversation for a number of years. Councilwoman Plough supported funding for the project during the 2012 budget year, and Council approved funds for the project. City Staff released a Request for Proposal seeking a consultant to lead the project with the goal of creating a plan for a vibrant and economically-viable commercial area for many years to come.

The Planning Team

Lead Consultant: Land Design

Sub Consultants:

CDM Smith - Transportation Consultant

Kimley-Horn & Associates - Market Analysis Consultants

Quackenbush Architects + Planners - Urban Design Consultant

City of Columbia Planning Division

Advisory Committee

An Advisory Committee was formed for this project.

Individuals included:

- Herbert Ames
- Gene Dinkins Jr., Planning Commission
- Tracy Hegler, Richland County Planning
- Craig Hess, Midlands Technical College
- Holland Leger, Richland County Planning
- Mac McConnelly, Ft. Jackson
- Erich Miarka, Gills Creek Association
- Gregory Pearce, Richland County Council
- Jennifer Suber
- Joe Taylor
- Tommy Thomason
- Jim Williams

The Study Area

The Devine Street/Fort Jackson Boulevard Commercial Node study area comprises approximately 300 acres on the east side of Columbia near Fort Jackson. The study area incorporates the properties clustered around the intersection of Fort Jackson Boulevard, Devine Street and Cross Hill Road as well as the properties adjacent to Beltline Boulevard, Rosewood Drive, Blossom Street and Wildcat Road.

Planning Process:

The process to develop the Devine Street/Fort Jackson Boulevard Commercial Node Plan was divided into five phases. The first phase focused on project initiation tasks such as data collection, a review of existing plans and studies and a kick-off meeting and study area tour with representatives from the City of Columbia Planning and Development Services Department, elected officials, business owners and representatives from the Gills Creek Watershed Association.

During Phase Two the consultant team inventoried existing conditions in the study area to provide an overview of issues and opportunities to be considered in subsequent phases. Land use concepts supported by illustrations and imagery were developed in Phase Three. Based on the results of the previous phases, a set of recommendations and implementation strategies that support the concepts were developed during Phase Four.

The final phase of the process consisted of merging all plan components into a single comprehensive document. This report is the deliverable of this final phase of work.

Guiding development of the plan was an inclusionary public engagement process. Understanding community values today ensures that this plan, implemented in accordance with the recommendations, supports and advances those priorities over the long term.

Introduction of the Plan:

The intersection of Devine Street, Fort Jackson Boulevard and Cross Hill Road is a primary gateway and commercial node in the City of Columbia. Over time and through periods of economic growth and decline, the area has grown from a small collection of neighborhood-serving shops to a regional commercial center with a variety of local and national tenants. Today, many of the older storefronts are either vacant or in disrepair. However, catalyzed by the recent redevelopment of the Cross Hill Market which includes the region's only Whole Foods grocery store, the area is again experiencing a period of renaissance.

By defining a direction forward with the participation of the community members and other stakeholders, public investment decisions can be better informed and result in catalyst projects that will improve the area's vibrancy, walkability and aesthetics, and will potentially stimulate subsequent private investment. This will strengthen the opportunity for this commercial node to act as a welcoming gateway into the City, a unique destination in the City, a neighborhood center, and a place where people and businesses want to be.

This plan presents a clear vision for the future of the area; addresses development design, transportation, and related issues and opportunities; establishes standards for future development to ensure cohesiveness; and outlines strategies so the public and private sectors can jointly implement the plan.

Land Use Summary:

The Land Use Concept is an illustration of the development patterns envisioned for the future of the study area. The map is descriptive, not prescriptive, conveying the community's desires for the future and the flexibility needed to accommodate unforeseen opportunities.

Concept Plan

The plan provides a general idea of how the area may further develop and redevelop consistent with the ideas and vision that has been set out in the plan. Sub areas have also been studied, which consist of Devine St. near Beltline, Beltline Boulevard Area, Gills Creek, Crowson Road, and Crowson Road Extension.

Implementations Strategies

The plan provides for multiple implementation strategies covering topics such as general recommendations, land use recommendations, Mobility Recommendations, General urban Design and Placemaking Recommendations, and Open Space Recommendations.

Action

It is the roll of the Planning Commission to recommend adoption and amendments of plans within the City. This procedure includes the adoption of a resolution by a majority a vote by the planning commission followed by a Public Hearing before City Council and the adoption of a resolution by Council.

Adoption of the Devine Street/Fort Jackson Commercial Node Plan, will allow the plan to serve as the framework to guide land use decision for the area and set the state for commencing improvements in the area.

Future Steps:

Public Hearing: City Council 3-18-2014

Second Reading: City Council – 4-1-2014